



1702 Pankratz Street

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March 23, 2022

City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53701

Re: Letter of Intent – Isthmus Montessori Academy (1802 Pankratz Street)

Attn: Planning Division

The proposed land combination is for 1802 Pankratz Street, 1822 Pankratz Street (Outlot 7), and 1902 Pankratz Street. Currently, the Isthmus Montessori Academy (Institution/Education) is located within the facility on 1802 Pankratz Street. Isthmus Montessori is currently in the process of planning a building expansion that will encompass Outlot 7 and 1902 Pankratz Street.

The existing property includes existing sanitary sewer and storm sewer easements. It also includes Outlot 7 which is dedicated for bike and pedestrian access. The combined lot will retain these functions by reestablishing a new path easement near the south end of the property. Easements will be retained and a new sanitary sewer access easement will be established along the northerly property line.

Construction for this project is anticipated to begin in Summer of 2022, completion ahead of the 2023-2024 school year.

Currently the properties are owned by Dane County with a 100-year lease to the Corben Group. Attorneys Peter Turke, Turke and Strauss LLP and Justin Oeth, Reinhart Law, representing the agencies involved in the property agreement are establishing transaction documents and working through the process with the Airport Commission and Dane County.

Isthmus Montessori Academy: Melissa Droessler, Head of School
MSA Professional Services: Surveyor: Brad Tisdale, PLS
Civil Engineer: Jaime Kurten, PE
Iconica: Alan Theobald, Project Architect

Sincerely,
MSA Professional Services, Inc.

A handwritten signature in black ink that reads "Jaime Kurten". The signature is written in a cursive, flowing style.

Jaime Kurten, PE
Project Manager
jkurten@msa-ps.com | 608-242-6619